

Application ref: 2025/1159/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email: Kristina.Smith@camden.gov.uk  
Date: 1 April 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Ryder Architecture  
Middlesex House  
34-42 Cleveland Street  
London  
W1T 4JE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**100 and 100a Chalk Farm Road**  
**London**  
**NW1 8EH**

Proposal: Amendment to the wording of Condition 21(b) as a non-material amendment to planning permission ref. 2024/0479/P (dated 27/11/24) for 'Demolition of existing buildings and redevelopment of the site to provide two new buildings of between 6-12 storeys containing affordable homes, purpose-built student accommodation, ground floor commercial space together with public realm, access, plant installation, and other associated works'.

Drawing Nos: Cover letter pursuant to amendment of Planning condition 21b prepared by Regal; CHALF-SOL-XX-XX-RP-Y-XX-0013.P02 Facade Planning Note prepared by Sol Acoustics

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, Condition no.21 of planning permission 2024/0479/P (dated 27/11/24) shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 21**

Sound insulation and noise protection

Prior to above ground works (other than demolition, site clearance and preparation), details shall be submitted to and approved in writing by the Council, of the sound insulation and vibration protection measures in the buildings, both for the student living accommodation and the housing block approved.

Details shall demonstrate:

- a) that the design and structure of the development shall be of such a standard that all rooms within the flats are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime (07:00 to 23:00 hours) and more than 30 dB LAeq 8 hrs at night (23:00 to 07:00 hours the next day).
- b) that the sound insulation ensures that noise levels from music / entertainment noise should be controlled so as not to exceed NR25 (Leq, 15min) in bedrooms (23:00 to 07:00 hours), and NR35 (Leq, 15min) within all habitable rooms (07:00 to 23:00 hours).
- c) that the vibration dose values do not exceed 0.4m/s<sup>1.75</sup> between 07.00 and 23.00 hours, and 0.26m/s<sup>1.75</sup> between 23.00 and 07.00 hours, as calculated in accordance with BS 6472-1:2008, entitled "Guide to Evaluation of Human Exposure to Vibration in Buildings", [1Hz to 80Hz] within any residential habitable room.

The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of future occupiers of the development are not adversely affected by noise and vibration from nearby entertainment venues, mechanical installations, rail and traffic, and to protect the long term viability and operation of music venues in the area, in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval.

It is proposed to amend the technical criteria of part b of Condition 21. This is in response to concerns that the façade would not be able to comply with the performance criteria whilst maintaining the approved design and materiality which comprises ventilated terracotta. A technical note accompanies the application prepared by a certified acoustician, Sol Acoustics.

Camden's Local Plan 2017 (and the draft new Camden Local Plan 2024) both require entertainment noise not to exceed NR25 in bedrooms during nighttime (23:00-07:00) and NR35 within all habitable rooms during the daytime (07:00 - 23:00, i.e. when the Roundhouse is operational). NR35 equates to a permissible octave band sound pressure level of 63dB Leq,63Hz and 52dB Leq,125hz.

In contrast, the noise level limits currently enforced in the planning permission equate to NR5 within bedrooms and NR10 within all other habitable rooms – this is significantly more onerous than the limits required under the Local Plan and also significantly lower than the noise level from the MEP systems within the apartments.

The note also advises that the technical basis of Condition 21 (part b) is guidance presented in NR45 which is not intended for use for entertainment noise, or be used within a planning framework.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under ref. 2024/0479/P.

In the context of the approved scheme, it is considered that the amendment would not have any additional material impact and is acceptable as a non-material change.

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission ref. 2024/0479/P.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).